

PB# 75-32

VSH Realty, Inc.

VSM

75-32

Site Plan

Approved July 14, 1976
filed with T.C.
July 16, 1976



Oxford Pendaflex

STOCK No. 753 1/2

• • •

MADE IN U.S.A.

GENERAL RECEIPT

2945



Oxford Pendaflex

STOCK No. 753 1/3

MADE IN U.S.A.

GENERAL RECEIPT

2945

Town of New Windsor, N. Y.

Received of V. S. H. (Elliot Weiner) Aug 13, 1976
Two Hundred and 00/100 \$ 200.00
For 2 Site Plans #75-32 + #75-33 Dollars

DISTRIBUTION:

FUND	CODE	AMOUNT
200.00		
Check		

BY Charlotte M. Manton
Deputy
TITLE

Date

Sept 10-75

Application No. 75-32

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name

Harold Adams

Address

20 Peas Pond Newburgh New York ^{PO Box 4053}

1. Owner of the property Harold Adams

2. Location of the property At 32 Vails Gate 500' north of Temple Hill road on east side of PT 32

3. Zone area _____

4. Nature of business Rental Store

5. Lot size: Front 100' Rear 125' Depth 303' 04"

6. Building setbacks: Front yard 67' Rear yard 125'

Side yards East 35' South 30'-29'

7. Dimensions of new building Existing 30-140 + 9' x 140 Porch Addition 10 x 30 or 10-140 on south side

If addition state front, side, rear of existing structure:

Front 67' Side 35' Rear 125' South Side 30-29'

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Harold Adams

Date _____

Application No. 75-32

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name V.S.H. Realty Inc.

Address 777 Dedham Street, Canton, Mass. 02121

1. Owner of the property Gulf Oil Co.

2. Location of the property northwest corner Square Hill Road and Route 207

3. Zone area NC

4. Nature of business convenience food store and self-service gasoline sales

5. Lot size: * Front 214 Rear 218 Depth 76

6. Building setbacks: Front yard 7 Rear yard 5

Side yards 2 1/2 /10

7. Dimensions of new building existing building to be remodelled

Addition _____

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article V to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

*Lot is triangular not square

Signature of applicant

Roder W. White & Co. P.C.
Atty's for VSH Realty Inc

Approved July 14th 1976
Check received Aug 13, 1976
Adopted 10/5/76
original check out dated

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Joseph Loscalzo, Chairman
Planning Board

DATE: October 8, 1975

SUBJECT: Review of Site Plans

~~FOLD HERE~~

Review of Site Plans as requested.


The following recommendations are given for each site plan:
Quassaick Ave. Rte. 94 Caesars Lane Continous concrete
precast curb.

BloomingGrove Tpk. Rt. 94 and Union Ave.
20 foot additional curb Rte. 94. Concrete curb
instead of Asphalt berm.
Precast concrete in parking lots #9, 10, 11.
Screening N. W. side with 6 foot stockade fence.

Rte. 207 and Square Hill Rd.
Continous concrete around both planters.

Respectfully,

by


Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb



COUNTY OF ORANGE / Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

June 1, 1976

Stephen L. Reineke, Esquire
Rider, Weiner & Loeb, P.C.
P. O. Box 1268
427 Little Britain Road
Newburgh, New York 12550

Re: V.S.H. Realty Inc. - File No. 13757

Dear Mr. Reineke:

The third submission as received in this office May 17, 1976 is still missing the items as requested in our letter to you March 3, 1976.

The plan shows the removal of the wooden fence. This fence should be removed along the frontage of the County Road. The fence along the Northerly line can be removed but it should be replaced with some type of barrier.

A profile of the driveway entrance should be shown, indicating a shallow swale about 6-7 feet from the edge of pavement. The parking area should show the direction of drainage and how it gets to the catch basins or drop inlets.

The plan indicates curb on the Northerly end of this driveway. I suggest you remove the curb and allow the water to run to the catch basin. Some connection should be made to allow the water in the existing sign base area to reach the drop inlet. All planting should be kept less than 30 inches.

This department will relocate the speed limit sign. Do not take it down.

I cannot find anything wrong with the basic plan but the missing items, as requested in our last correspondence, should be shown.



COUNTY OF ORANGE / Department of Public Works

Page 2

Kindly resubmit the plan for our approval.

Very truly yours,

LOUIS J. CASCINO,
Commissioner

By: William C. Price, Sr., L.S.
William C. Price, Sr., L. S.
Senior Engineer

WCPSR:sl

cc: Mr. Joel Shaw - Sr. County Planner
/Mr. Joseph LoScalzo - New Windsor Planning Board Chairman
N.Y.S. Dept. of Transportation - Mr. Dominick Bello

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
Raymond T. Schuler, Commissioner



April 6, 1976

Mr. Arthur J. Joubert
Real Estate Co-ordinator
V.S.H. Realty Inc.
777 Dedham Street
Canton, Massachusetts 02021

RE: Route 94 & Union Avenue
New Windsor, New York

Route 207 & Square Hill Road
New Windsor, New York

Dear Sir:

Enclosed you will find two (2) plans, one (1) on each of the locations referenced above. I have met with Mr. W. Price Sr. of Orange County Department of Public Works and indicated in red on the plans, of a suggested layout that will be acceptable to our departments.

When the plans are completed please forward three (3) copies of each location to this office.

Very truly yours,

Lawrence L. Greer
Resident Engineer

By

Dominick Bello
Dominick Bello
Asst. Resident Engineer

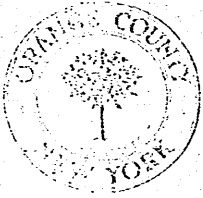
LLG/DB/ams

Enclosure

RECEIVED

APR 8 - 1976

PLANNING DEPT.



COUNTY OF ORANGE / Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

July 1, 1976

Mr. Joseph LoScalzo
New Windsor Town Planning Board Chairman
555 Union Avenue
New Windsor, New York 12550

Re: V.S.H. Reality - County Road No. 69, Part II

Dear Sir:

The revised plan, June 8, 1976, was received by this office on June 14, 1976 and met our requirements.

The only item which remains is that the firm or corporation who is going to do this work must get a permit from this office.

The obligation will be in the form of a certified check for \$1,200.00 made payable to the Orange County Department of Public Works.

Also required will be a certificate of contractors liability and property damage insurance also at the request of the Orange County Department of Public Works.

If any questions arise, kindly contact this office.

Very truly yours,

LOUIS J. CASCINO,
Commissioner

By: Daniel G. Lisack (S.L.)
Daniel G. Lisack
Assistant Engineer

DGL:sl

cc: Mr. Joel Shaw - County Planner
Rider Weiner & Loeb, P.C.
Mr. Howard R. Collett - New Windsor Town Building Inspector



1763

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

M E M O R A N D U M

Chief

John McCann

Deputy Chiefs

George Babcock

Thomas Gorton

Edward Kirwan

Michael Popowick

Robert Welsh

Sidney Weinheim

To; New Windsor Planning Board
From: Fire Inspector
Date: 7 October 1975
Subject: V.S.H. Site Plans 75-32; 75-33; 75-34

I have reviewed the above referanced site plans, and do have a few questions. Most of the questions are typical for all three (3) areas, however I have listed them separately. I do believe a cross section view of the tanks should be included, in order to determine if the installation is in accordance with the Fire Prevention Code.

75-32 Rt. 207 and Square Hill Road

What is the protection above the underground tanks?

Ref. Section 16.23 Par. B Page 99

75-33 Rt. 94 and Union Avenue

Where will vents be located for underground tanks?

Ref. Section 16.23 Par. D 1 & 2 Pages 99 & 100

What is the protection above the underground tanks?

Ref. Section 16.23 Par. B Page 99

Where will the exits be located?

75-34 Rt. 94 and Caesar's Lane

Where will vents be located for underground tanks?

Ref. Section 16.23 Par. D 1 & 2 Pages 99 & 100

What is the protection above the underground tanks?

Ref. 16.23 Par. B Page 99

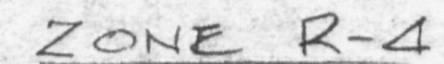
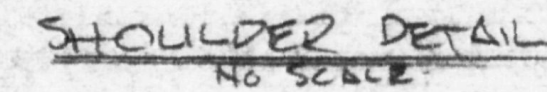
Sincerely,

Robert F. Rodgers
Fire Inspector



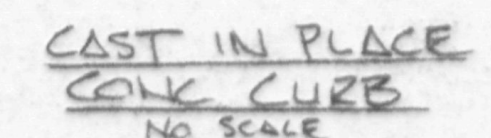
SITE

Section No. 19 **864**



(SUBURBAN RESIDENTIAL)(GROUP x)

- | | |
|----------------------------|------------------|
| 1. MIN. LOT SIZE | 43,500 SQ. FT. |
| 2. " " WIDTH | 125.00' |
| 3. " " FRONTAGE ALONG ROAD | 70.00' |
| 4. " FRONT YARD | 45.00' |
| 5. " REAR YARD | 50.00' |
| 6. " SIDE YARD | 20'-40' |
| 7. " BUILDING AREA | 1200 SQ. FT. |
| 8. MAX. BLDG HGT | 2 1/2 STY. (40') |
| 9. MAX. LOT DEVELOPMENT | 25% |



LOT AREA = 8,664 S.F.

ZONED:

SITE: BLOOMINGDALE TRKE (RTE 9A) & UNION AVE
NEW WINDSOR, N.Y.

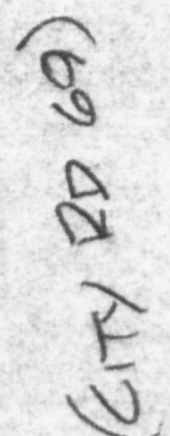
OWNER: GULF OIL CO
1 PRESIDENTIAL BLVD, BALA CYNWYD PA.

SITE PLAN

SCALE	DRAWN BY
1"=12'	DK

3-12-76 1596-0980

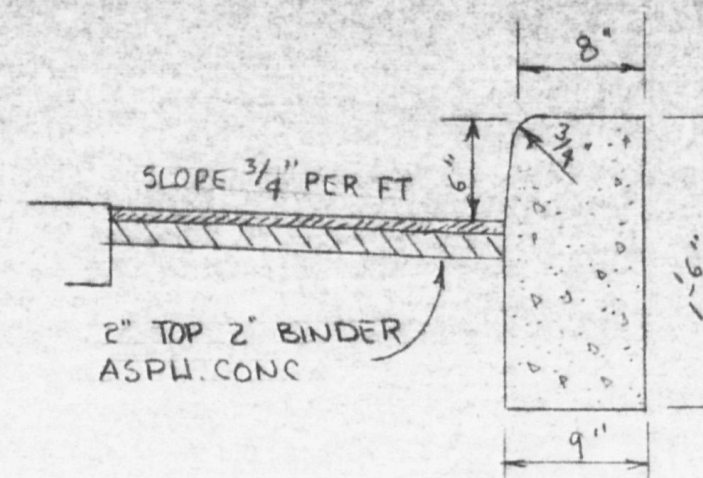
SP0980



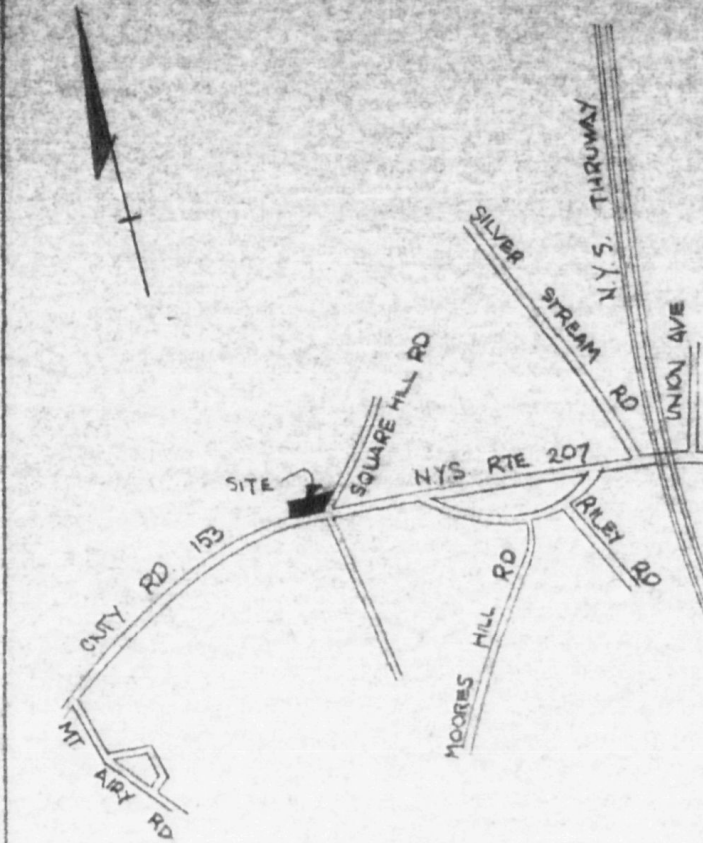
UNION
 ΔVE

BLOOMINGDALE TRKE (RTE 94)

DATE	REVISION
12-15-75	CHANGED STORE TO 31460 G.L
3-17-76	REV REG. LIMIT BLDG SE. COR. ADJUST SHED
4-8-76	REV APPROX. CLOS RE-STATE CLOS 15460
6-8-76	ADD ELEV. DRK



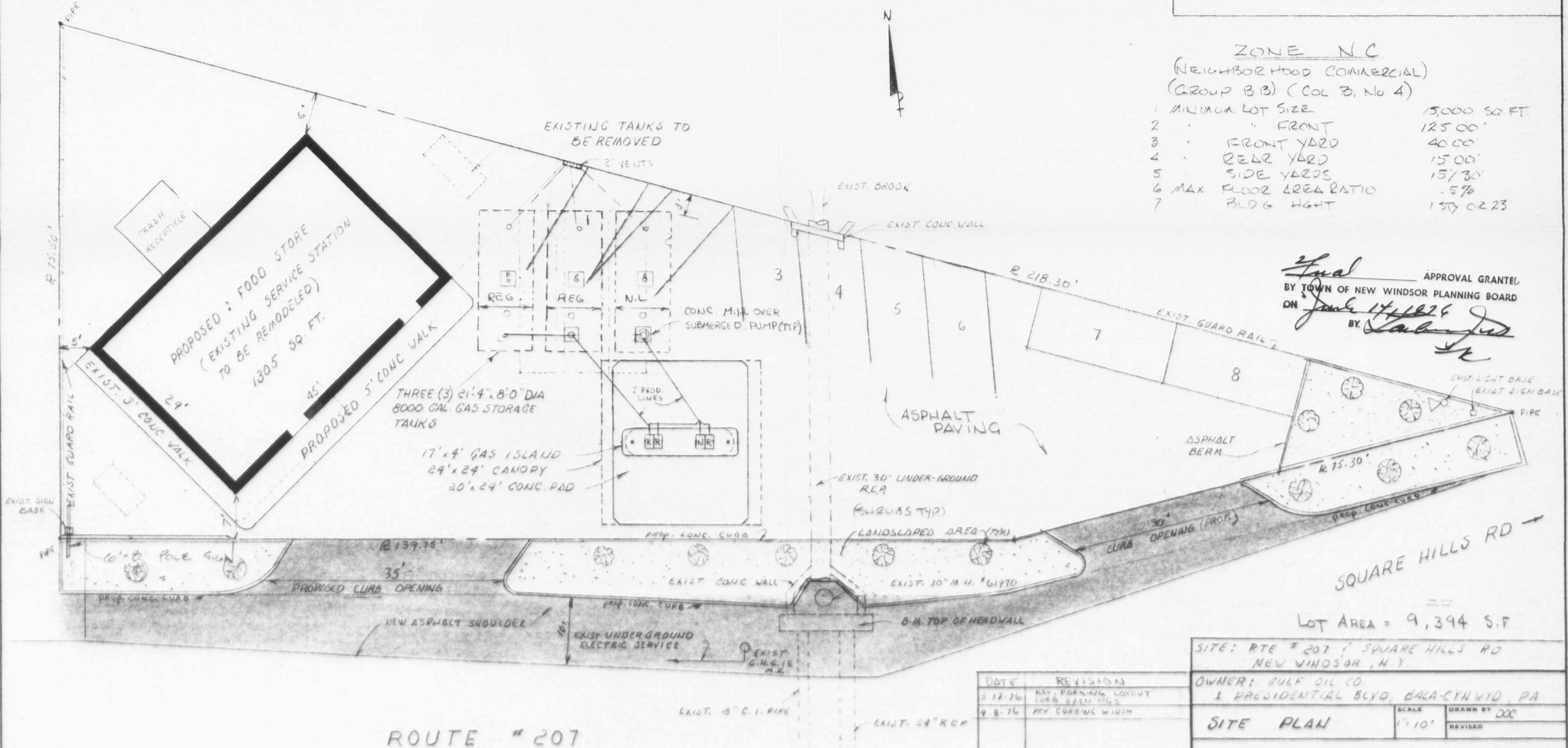
CAST IN PLACE
CONC CURB
NO SCALE



ZONE NC
(NEIGHBORHOOD COMMERCIAL)
(GROUP B3) (COL. B, No 4)

1 MINIMUM LOT SIZE	15,000 SQ. FT.
2 " FRONT	125.00'
3 " FRONT YARD	40.00'
4 " REAR YARD	15.00'
5 " SIDE YARDS	15/30'
6 MAX FLOOR AREA RATIO	5%
7 BLDG HGT	15' OR 23'

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON June 14, 1976
BY [Signature]



DATE	REVISION
3-12-76	REV. PARKING LAYOUT CURB OPENINGS
4-8-76	REV. CURBING WIDTH

SITE: RTE # 207, SQUARE HILLS RD NEW WINDSOR, N.Y.		
OWNER: GULF OIL CO. 1 PRESIDENTIAL BLDG, BALA-CYNWYD, PA		
SITE PLAN	SCALE 1"=10'	DRAWN BY DCC
DATE 3-12-76	APPROVED BY 1596-0981	REVISED
DRAWING NUMBER SP0981		